

CITY OF SAN BRUNO



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STAFF

George D. Foscardo, AICP,
Community Development Director
Grant Wilson, AICP, *Associate Planner*
Aaron Akin, *Assistant Planner*
Pamela Thompson, *City Attorney*
Tanya Sullins, *Recording Secretary*

PLANNING COMMISSIONERS

Kevin Chase, *Chair*
Perry Petersen, *Vice-Chair*
Mary Lou Johnson
Bob Marshall Jr.
Joe Sammut
Robert Schindler
Mark Tobin

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

April 15, 2003

San Bruno Senior Center
1515 Crystal Springs Blvd.
7:00 P.M. to 11:00 P.M.

CALL TO ORDER at 7:00 p.m.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Chase	X	
Vice Chair Petersen	X	
Commissioner Johnson	X	
Commissioner Marshall		X
Commissioner Schindler	X	
Commissioner Sammut		X
Commissioner Tobin		X

STAFF PRESENT:

Planning Division: **George Foscardo**
Grant Wilson, Associate Planner
Aaron Akin, Assistant Planner
Tanya Sullins, Planning Secretary

City Attorney: **Pamela Thompson**

Pledge of Allegiance

- 1. Approval of Minutes** Vice Chair Petersen/Commissioner Johnson
March 18, 2003 – Findings and conditions added to action #5.
2. Communication – N/A
3. Public Comment N/A
- 4. 180 San Luis Avenue**

Request for a parking exception and use permit to allow construction of an additional (second) dwelling unit that would be a greater than 50% expansion of gross floor area, would exceed the standard floor area ratio, would have three stories within the same vertical plane, would have three covered parking spaces where four are required, and would have an overall height of 30 feet where 28 feet is the standard; per Sections 12.100.090, 12.200.030.A.3, 12.200.030.B.1&2 and 12.200.040.A of the San Bruno Zoning Ordinance.

Associate Planner Wilson entered staff report dated 4/15/03. Staff recommends that the San Bruno Planning Commission **approve** Use Permit UP-03-07 & Parking Exception 03-01 subject to the attached Findings of Fact (1-9) and Conditions of Approval (1-13).

Commissioner Johnson asked for the height of the 2 large buildings across the street. Associate Planner Wilson stated that there was a house that was built 7 years ago, but he didn't think that application had a height exception, but wasn't sure about the exact height. Applicant presented color board.

Owner at 180 San Luis was present to answer questions. Vice Chair Petersen asked if owner agreed with all the conditions of approval in staff report. Owner stated that he did. Commissioner Johnson asked if the owner looked into getting 4 covered parking spaces versus 3, so they wouldn't need the parking exception. The owner stated that if he put in 4 spaces it would make the backyard very small, and there is a lot of street parking.

Public Hearing Opened

N/A

Public Hearing Closed

Commissioner Petersen commended the applicant on taking some suggestions from the arch review meeting, and he feels that the height of the proposed addition will not impact the neighbors. Commissioner Johnson asked about the decks surrounding the home, and wanted to know the dimensions of them. Owner stated that the only deck will be the one out of the master bedroom.

Motion Johnson/Second Petersen to approve Use Permit UP-03-07 & Parking Exception 03-01 subject to the attached Findings of Fact (1-9) and Conditions of Approval (1-13).

VOTE:	4-0-0
AYES:	4
NOES:	0
ABSTAIN:	0

(Chair Chase advised of the 10-day appeal period.)

FINDINGS FOR APPROVAL

1. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
2. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, April 5, 2003, and notices were mailed to property owners within 300 feet of the project site on April 4, 2003.

3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed duplex is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the alterations proposed to the existing structure and the proportions of the duplex are similar to other buildings in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence because several cars can park off-street in the driveway in addition to the covered spaces.
9. The proposed project is in conformance with the San Bruno Redevelopment Project Area Plan, dated July 1999.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 03-07 & Parking Exception 03-01 shall not be valid for any purpose. The permit shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a permit to build a three-story second unit to the rear of the existing dwelling at 180 San Luis Avenue with three covered parking spaces which results in a greater than 50% expansion to the existing floor area, exceeds the maximum FAR, has a third story, and is thirty feet tall shall be built according to plans approved by the Planning Commission on April 15, 2003, labeled Exhibit A except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. No portion of the garage shall be rented out as an additional residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department.

Materials and debris shall not be stockpiled within the City right-of-way. Remove and replace sidewalk that is a tripping hazard.

9. Install a sanitary sewer cleanout at the property line per City standards.
10. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
11. Pay applicable water and sewer capacity fees.
12. Driveway shall be kept free of obstructions to allow free travel of vehicles.
13. No fence or retaining wall shall be built within two feet from back of sidewalk.

5. 2280 Fleetwood Drive

Request for a Use Permit for a 780 square foot addition, which would exceed the .55 FAR guideline per Sections 12.200.030.B.2 of the San Bruno Zoning Ordinance. Wilson Ng (designer), Judy Nishimoto (owner)

Assistant Planner Akin entered staff report dated 4/15/03. Staff recommends that the Planning Commission **approve** Use Permit 03-09 based on Findings of Fact (1-8) and Conditions of Approval (1-13).

Owner and applicant was present to answer questions. Vice-Chair Petersen commended the applicant on their plans. He also asked if they agreed with all the conditions of approval. Applicant stated that they did. Commissioner Johnson asked if the applicant had checked with the neighbors to get their input on their project. Applicant stated that she had talked to neighbors on each side, and they were not opposed to it.

Public Hearing Opened

N/A

Public Hearing Closed

Motion Petersen/Second Johnson to **approve** Use Permit 03-09 based on Findings of Fact (1-8) and Conditions of Approval (1-13).

VOTE:	4-0-0
AYES:	4
NOES:	0
ABSTAIN:	0

(Chair Chase advised of the 10-day appeal period.)

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, April 5, 2003, and notices were mailed to property owners within 300 feet of the project site on April 4, 2003.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 03-09 shall not be valid for any purpose. Use Permit 03-02 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit for first and second-story addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 15, 2003, labeled Exhibit A except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. All exterior materials and roofing materials shall match.
9. Existing debris and construction equipment will be removed from the front and side yard prior to the issuance of a building permit.

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10. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way. The existing curb cut shall be removed and replaced with a new curb cut and the curb and gutter replaced where necessary.

11. Install a sanitary sewer cleanout at the property line.
12. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
13. No fence or retaining wall shall be built within 4.5' from the back of the sidewalk.

6. 110 Alpine Way

Request for a Use Permit for a 1,707 square foot addition, which would increase the existing floor area by more than 50%, would exceed the .55 FAR guideline, and proposes to have a living area greater than 2,800 sq. ft. with a two car garage, per Sections 12.200.030.B.1, 12.200.030.B.2 & 12.200.080.A.2 of the San Bruno Zoning Ordinance. Luis Robles (designer), George & Joanne Sahourien (owner)

Assistant Planner Aknin entered staff report dated 4/15/03. Staff recommends that the Planning Commission **approve** Use Permit 03-11 based on Findings of Fact (1-10) and Conditions of Approval (1-15).

Owner was present to answer questions. Commissioner Sammut asked the applicant for a color sample. Applicant submitted the color sample. Vice Chair Petersen wanted to verify that the entire house would be painted, and the entire roof redone. Applicant stated that it would.

Neighbor asked commission how the construction clean up aspect of the project would be enforced. Vice-Chair Petersen stated that there are ordinances concerning construction noise and clean up. He guided her to contact the Community Development staff if that would be a problem. Chair Chase asked regarding the daily cleanup of a construction site, and wanted to know if a condition of approval could be added. Community Development Director Foscardo stated that there could be a condition added. He instructed the neighbors if there is a problem after working hours they should call police, or contact the Building Department the following working day.

Public Hearing Opened

N/A

Public Hearing Closed

Motion Johnson/Second Petersen to approve Use Permit 03-11 based on Findings of Fact (1-10) and Conditions of Approval (1-15).

VOTE:	4-0-0
AYES:	4
NOES:	0
ABSTAIN:	0

(Chair Chase advised of the 10-day appeal period.)

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, April 5, 2003, and notices were mailed to property owners within 300 feet of the project site on April 4, 2003.

2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence.
9. The proposed improvements will greatly improve upon the existing condition of the home.
10. The proposed Floor Area Ratio is consistent with previously approved floor area ratios in the City of San Bruno.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 03-02 shall not be valid for any purpose. Use Permit 03-02 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit for first and second-story addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 15, 2003, labeled Exhibit A except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. All exterior materials and roofing materials shall match.
9. Existing debris and construction equipment will be removed from the front and side yard prior to the issuance of a building permit.
10. The existing deck shall be demolished within 30 days of the building permit issuance.

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11. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way. The existing curb cut shall be removed and replaced with a new curb cut and the curb and gutter replaced where necessary.
12. Install a sanitary sewer cleanout at the property line.
13. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
14. No fence or retaining wall shall be built within 4.5' from the back of the sidewalk.
15. All construction clean up will be done on a daily basis.

7. 3541 Longview Drive

Request for a Use Permit for a 1,598 square foot addition, which would increase the existing floor area by more than 50%, would exceed the .55 FAR guideline, and would exceed 2,800 sq. ft. in gross floor area with a two car garage, per Sections 12.200.030.B.1, 12.200.030.B.2 of the San Bruno Zoning Ordinance. Ronald Bianculli (owner/applicant)

Assistant Planner Aknin entered staff report dated 4/15/03. Staff recommends that the Planning Commission **approve** Use Permit 03-12 based on Findings of Fact (1-8) and Conditions of Approval (1-12).

Applicant and owner explained why they were interested in expanding their home. Applicant gave a color sample for their home.

Public Hearing Opened

Public Hearing Closed

Vice Chair Petersen wanted the public to know that although the FAR is more than the zoning requirement it fits into the neighborhood very well.

Motion Johnson /Second Petersen to approve Use Permit 03-12 based on Findings of Fact (1-8) and Conditions of Approval (1-12). (4 bedrooms only instead of the 5 reflected on the plans submitted.)

VOTE:	4-0-0
AYES:	4
NOES:	0
ABSTAIN:	0

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, April 5, 2003, and notices were mailed to property owners within 300 feet of the project site on April 4, 2003.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 03-12 shall not be valid for any purpose. Use Permit 03-12 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit for first and second-story addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 15, 2003, labeled Exhibit A except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. All exterior materials and roofing materials shall match.
9. Existing debris and construction equipment will be removed from the front and side yard prior to the issuance of a building permit.

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10. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way. The existing curb cut shall be removed and replaced with a new curb cut and the curb and gutter replaced where necessary.
11. Install a sanitary sewer cleanout at the property line.
12. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
13. No fence or retaining wall shall be built within 3.5' from the back of the sidewalk.

8. Second Unit Ordinance

Request for Planning Commission discussion of a proposed ordinance regarding second units as mandated by California State Assembly Bill 1866.

Associate Planner Wilson explained to the Planning Commission what Staff is contemplating in including in the proposed Second Unit Ordinance.

Vice Chair Petersen expressed concern with the intensity of use with parking, traffic, and utility use this. He also wanted to know if there is a way to exclude a particular area that would not qualify for the 2nd unit ordinance. Associate Planner Wilson stated that it could be done, but it would need to be explained why a 2nd unit would not be allowed in that certain area. The state has had laws regarding 2nd units for over 20 years, and this is the states way in coming after cities for circumventing their direction in the past. Community Development Director Foscardo explained how staff gets request for “excess housekeeping units”. This is our old form for 2nd Units. But this needs to be verified that it has existed prior to 1977. This way there is at least a system in place where size is required, and parking is required. If there are any inquiries have them in to staff to review at the May 6th Planning Commission meeting. What is in front of the Planning Commission is the initial staff report. At the May 6th Meeting, the formal resolution will be in front of the Planning Commission to make a formal Zoning Amendment.

Public Hearing Opened

N/A

Public Hearing Continued to the May 6th Planning Commission Meeting.

Vice Chair Petersen thought it may be reasonable to have a fee for a 2nd unit based on the addition load, and if one is judged to be appropriate, there should be a reasonable list of standards, such as minimum/maximum square footage for the unit size, parking, layout be reasonable in architectural sense.

Community Development Director Foscardo encouraged the public to come in with comments at the next Planning Commission meeting for the Planning Commission to review.

Motion Petersen/Second Johnson to continue hearing to the May 6th Planning Commission Meeting

VOTE: 4-0-0
AYES: 4
NOES: 0
ABSTAIN: 0

14. City Staff Discussion

Choose May ARC Members (date may change)
May 15th - Johnson, Petersen, Marshall

Community Development Director Foscardo stated that at the last City Council Meeting the site on 2nd Avenue, it was declared as a buildable site. Revised plans will be proposed at a future Planning Commission Meeting. The Housing Element was also approved by the City Council.

15. Planning Commission Discussion

na

George Foscardo,
Secretary to the Planning Commission
City of San Bruno

Kevin Chase , Chairperson
Planning Commission
City of San Bruno

NEXT MEETING: May 6, 2003

GF/ts

Adjourned at: 8:30 p.m.